

State of Connecticut
GENERAL ASSEMBLY

August 14, 2020

Stonegate Apartments
1160 South Main Street
Middletown, CT 06457

Up Realty
34 Connecticut Blvd.
East Hartford, CT 06108

Kosel Equity
34 Connecticut Blvd.
East Hartford, CT 06108

Dear Stonegate Apartments, Kosel Equity, and Up Realty:

We have recently been made aware that Stonegate Property delivered notices of lease non-renewal to more than a dozen elderly tenants of Stonegate Apartments at 1160 South Main Street in Middletown. Many of these tenants moved to this 55+ community with the intention that this would be their last home they would independently reside in.

State statute Sec. 47a-23c of chapter 832 clearly states tenants 62 or older cannot be evicted without good cause:

“Prohibition on eviction of certain tenants except for good cause. (a)(1) Except as provided in subdivision (2) of this subsection, this section applies to any tenant who resides in a building or complex consisting of five or more separate dwelling units or who resides in a mobile manufactured home park and who is either: (A) Sixty-two years of age or older, or whose spouse, sibling, parent or grandparent is sixty-two years of age or older and permanently resides with that tenant,” (Sec. 47a-23c).

The Connecticut General Assembly designed this law to protect tenants from out-of-state corporations taking advantage of residents, disrupting families, and displacing community members. In other words, it was written to prevent what appears to be taking place at Stonegate Apartments.

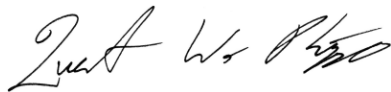
In future communications to residents, we urge you to inform your tenants of their full legal rights as residents of the State of Connecticut, and desist from further letters or other communications that appear to threaten their status as legal residents at Stonegate Apartments.

The Middletown delegation is deeply disappointed that our valued community members are being treated this way, in a time where community solidarity and neighborly assistance should be a priority for everyone. The Middletown community, including the business and real estate community specifically, has always held our seniors in high esteem, and we welcome you to join us in upholding this shared value.

We will continue to empower our constituents with knowledge of their legal rights, and we strongly recommend that you communicate promptly to residents that state law prohibits evictions caused by non-renewal of a lease, and to make it explicitly clear that they are within their rights to stay in their residences. You can also call the Connecticut Fair Housing Center (860) 247-4400 and visit their website at <https://www.ctfairhousing.org>. CFHC is available to support all the neighbors in Stonegate Apartment with understanding their rights and resources available to them.

We thank you for your attention to this critical matter. Please feel free to contact us with any questions.

Sincerely,



Representative Quentin "Q" Phipps



Representative Joseph Serra



Senator Mary Daugherty Abrams



Senator Matthew Lesser



Mayor Ben Florsheim